

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:)	
)	
Faye L. Ireys,)	Case No. 23-22230 GLT
Debtor(s))	Chapter 13
)	Docket No.
)	
)	
Faye L. Ireys,)	
Movant(s))	
)	
vs.)	
)	
No Respondent(s))	
)	

AMENDMENT COVER SHEET

Amendment(s) to the following petition, list(s), schedule(s), or statement(s) are transmitted herewith:

_____ Voluntary Petition - *Specify reason for amendment:*

Official Form 6 Schedules (Itemization of Changes Must Be Specified)

_____ Summary of Schedules
_____ Schedule A - Real Property
_____ Schedule B - Personal Property
_____ Schedule C - Property Claimed as Exempt
_____ Schedule D - Creditors holding Secured Claims

Check one:

_____ Creditor(s) added
_____ NO creditor(s) added
_____ Creditor(s) deleted

_____ Schedule E - Creditors Holding Unsecured Priority Claims

Check one:

_____ Creditor(s) added
_____ NO creditor(s) added
X _____ Creditor(s) deleted

Creditor deleted: Mon Lawn Care Inc.

Mon Lawn Care Inc.

c/o Randy C. Spaziani

81 Grant Road

Monongahela, PA 15063

_____ Schedule F - Creditors Holding Unsecured Nonpriority Claims

Check one:

_____ Creditor(s) added
_____ NO creditor(s) added
_____ Creditor(s) deleted

_____ Schedule G - Executory Contracts and Unexpired Leases

Check one:

- ☐ Creditor(s) added
☐ NO creditor(s) added
☐ Creditor(s) deleted
- ☐ Schedule H - Codebtors
☐ Schedule I - Current Income of Individual Debtor(s)
☐ Schedule J - Current Expenditures of Individual Debtor(s)
☐ Statement of Financial Affairs
☐ Chapter 7 Individual Debtor's Statement of Intention
☐ Chapter 11 List of Equity Security Holders
☐ Chapter 11 List of Creditors Holding 20 Largest Unsecured Claims
☐ Disclosure of Compensation of Attorney for Debtor
☐ Other _____

Respectfully submitted,

January 19, 2024
DATE

/s/ Kenneth Steidl
Kenneth Steidl, Esquire
Attorney for the Debtor(s)
STEIDL & STEINBERG
Suite 2830 – Gulf Tower
707 Grant Street
Pittsburgh, PA 15219
(412) 391-8000
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PA I.D. No. 34965

Note: An amended matrix of creditors added by the amendment must be submitted on disk with the amendment. Attorneys filing electronically on the Case Management/Electronic Case Filing System may add creditors to the case electronically.

Fill in this information to identify your case:

Debtor 1	Faye L. Irey		
	First Name	Middle Name	Last Name
Debtor 2 (Spouse if, filing)			
	First Name	Middle Name	Last Name
United States Bankruptcy Court for the:	WESTERN DISTRICT OF PENNSYLVANIA		
Case number (if known)	23-22230		

☒ Check if this is an amended filing

Official Form 106D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the Additional Page, fill it out, number the entries, and attach it to this form. On the top of any additional pages, write your name and case number (if known).

1. Do any creditors have claims secured by your property?

- ☐ No. Check this box and submit this form to the court with your other schedules. You have nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List All Secured Claims

2. List all secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim. If more than one creditor has a particular claim, list the other creditors in Part 2. As much as possible, list the claims in alphabetical order according to the creditor's name.

	Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	Column C Unsecured portion If any
2.1 Hidden Valley Foundation Inc. <small>Creditor's Name</small> c/o Bernstein-Burkley PC 601 Grant St 9th Floor Pittsburgh, PA 15219 <small>Number, Street, City, State & Zip Code</small>	\$5,818.67 129 Rosewood Dr. Monongahela, PA 15063 Washington County Market value determined by appraisal within the last 3 years. <small>As of the date you file, the claim is: Check all that apply.</small> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Nature of lien. Check all that apply. <input type="checkbox"/> An agreement you made (such as mortgage or secured car loan) <input type="checkbox"/> Statutory lien (such as tax lien, mechanic's lien) <input checked="" type="checkbox"/> Judgment lien from a lawsuit <input type="checkbox"/> Other (including a right to offset)	\$250,000.00	\$0.00

Who owes the debt? Check one.

☒ Debtor 1 only

☐ Debtor 2 only

☐ Debtor 1 and Debtor 2 only

☐ At least one of the debtors and another

☐ Check if this claim relates to a community debt

Date debt was incurred **16/2021** Last 4 digits of account number **2163**

Debtor 1 **Faye L. Irey** Case number (if known) **23-22230**
 First Name Middle Name Last Name

2.2 Internal Revenue Service Creditor's Name PO Box 7346 Philadelphia, PA 19101-7346 Number, Street, City, State & Zip Code	Describe the property that secures the claim: <div style="border: 1px solid black; height: 30px; width: 100%;"></div> As of the date you file, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Nature of lien. Check all that apply. <input type="checkbox"/> An agreement you made (such as mortgage or secured car loan) <input checked="" type="checkbox"/> Statutory lien (such as tax lien, mechanic's lien) <input type="checkbox"/> Judgment lien from a lawsuit <input checked="" type="checkbox"/> Other (including a right to offset) Federal Tax Lien	\$29,056.09 \$0.00 \$29,056.09
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Who owes the debt? Check one.
☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this claim relates to a community debt

Date debt was incurred **2014-2018** Last 4 digits of account number **8676**

2.3 PA Department of Revenue Creditor's Name Bureau of Individual Taxes PO Box 280432 Harrisburg, PA 17128-0432 Number, Street, City, State & Zip Code	Describe the property that secures the claim: <div style="border: 1px solid black; height: 30px; width: 100%;"></div> As of the date you file, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Nature of lien. Check all that apply. <input type="checkbox"/> An agreement you made (such as mortgage or secured car loan) <input checked="" type="checkbox"/> Statutory lien (such as tax lien, mechanic's lien) <input type="checkbox"/> Judgment lien from a lawsuit <input checked="" type="checkbox"/> Other (including a right to offset) State Tax Lien	\$11,253.15 \$0.00 \$11,253.15
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Who owes the debt? Check one.
☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this claim relates to a community debt

Date debt was incurred **2015-2016** Last 4 digits of account number **7811**

2.4 PNC Bank Creditor's Name c/o Manley Deas & Kochalski LLC Po Box 165028 Columbus, OH 43216-5028 Number, Street, City, State & Zip Code	Describe the property that secures the claim: <div style="border: 1px solid black; padding: 5px;"> 129 Rosewood Dr. Monongahela, PA 15063 Washington County Market value determined by appraisal within the last 3 years. </div> As of the date you file, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Nature of lien. Check all that apply. <input type="checkbox"/> An agreement you made (such as mortgage or secured car loan) <input type="checkbox"/> Statutory lien (such as tax lien, mechanic's lien) <input type="checkbox"/> Judgment lien from a lawsuit <input checked="" type="checkbox"/> Other (including a right to offset) Mortgage	\$100,258.62 \$250,000.00 \$0.00
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Who owes the debt? Check one.
☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this claim relates to a community debt

Date debt was incurred **2004** Last 4 digits of account number **6066**

Debtor 1 **Faye L. Irey** Case number (if known) **23-22230**

First Name Middle Name Last Name

2.5 **Ringgold School District** Describe the property that secures the claim: **\$35,000.00** **\$250,000.00** **\$0.00**

Creditor's Name

**c/o Portnoff Law
Associates, LTD.
P.O. Box 3020
Norristown, PA 19404**

Number, Street, City, State & Zip Code

**129 Rosewood Dr. Monongahela,
PA 15063 Washington County
Market value determined by
appraisal within the last 3 years.**

As of the date you file, the claim is: Check all that apply.

☐ Contingent

☐ Unliquidated

☐ Disputed

Nature of lien. Check all that apply.

☐ An agreement you made (such as mortgage or secured car loan)

☐ Statutory lien (such as tax lien, mechanic's lien)

☐ Judgment lien from a lawsuit

☒ Other (including a right to offset)

Real estate taxes

Who owes the debt? Check one.

☒ Debtor 1 only

☐ Debtor 2 only

☐ Debtor 1 and Debtor 2 only

☐ At least one of the debtors and another

☐ Check if this claim relates to a community debt

Date debt was incurred **2019-2022**

Last 4 digits of account number **8200**

2.6 **Ringgold School District** Describe the property that secures the claim: **\$8,500.00** **\$73,000.00** **\$0.00**

Creditor's Name

**c/o Portinoff Law
Associates, LTD.
P.O. Box 3020
Norristown, PA 19404**

Number, Street, City, State & Zip Code

**130 (CARROLL) VACANT AG LAND
Monongahela, PA 15063
Washington County
PARCEL
NUMBER:130-006-00-00-0085-00
22 Acres.
Market value determined by tax
assessment. Debtor owns the
mineral rights.**

As of the date you file, the claim is: Check all that apply.

☐ Contingent

☐ Unliquidated

☐ Disputed

Nature of lien. Check all that apply.

☐ An agreement you made (such as mortgage or secured car loan)

☐ Statutory lien (such as tax lien, mechanic's lien)

☐ Judgment lien from a lawsuit

☒ Other (including a right to offset)

Real estate taxes

Who owes the debt? Check one.

☒ Debtor 1 only

☐ Debtor 2 only

☐ Debtor 1 and Debtor 2 only

☐ At least one of the debtors and another

☐ Check if this claim relates to a community debt

Date debt was incurred **2018-2022**

Last 4 digits of account number **8500**

Debtor 1 **Faye L. Irey**

First Name

Middle Name

Last Name

Case number (if known)

23-22230

2.7 Ringgold School District

Creditor's Name

**c/o Portinoff Law
Associates, LTD.
P.O. Box 3020
Norristown, PA 19404**

Number, Street, City, State & Zip Code

Who owes the debt? Check one.

- ☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this claim relates to a community debt

Describe the property that secures the claim:

**130 (CARROLL) VACANT AG LAND
Monongahela, PA 15063
Washington County
PARCEL
NUMBER:130-006-00-00-0083-02
14.172 ACRES
Value determined by tax
assessment.
Debtor owns mineral rights.**

As of the date you file, the claim is: Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Nature of lien. Check all that apply.

- ☐ An agreement you made (such as mortgage or secured car loan)
☐ Statutory lien (such as tax lien, mechanic's lien)
☐ Judgment lien from a lawsuit
☒ Other (including a right to offset)

Real estate taxes

Date debt was incurred **2018-2022**

Last 4 digits of account number **8302**

\$7,628.80

\$49,600.00

\$0.00

2.8 Ringgold School District

Creditor's Name

**c/o Portinoff Law
Associates, LTD.
P.O. Box 3020
Norristown, PA 19404**

Number, Street, City, State & Zip Code

Who owes the debt? Check one.

- ☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another
☐ Check if this claim relates to a community debt

Describe the property that secures the claim:

**440 (MONONGAHELA 3RD W)
COMMERCIAL VACANT OR OBY
ONLY Monongahela, PA 15063
Washington County
440-016-00-01-0001-00
1.287 Acres
Market value determined by tax
assessment.**

As of the date you file, the claim is: Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Nature of lien. Check all that apply.

- ☐ An agreement you made (such as mortgage or secured car loan)
☐ Statutory lien (such as tax lien, mechanic's lien)
☐ Judgment lien from a lawsuit
☒ Other (including a right to offset)

Real Estate Taxes

Date debt was incurred **2018-2022**

Last 4 digits of account number **0100**

\$3,580.00

\$36,000.00

\$0.00

Debtor 1 **Faye L. Irey** Case number (if known) **23-22230**

First Name Middle Name Last Name

2.9	Washington County Tax Claim Bureau <small>Creditor's Name</small> 100 West Beau Street Washington, PA 15301 <small>Number, Street, City, State & Zip Code</small>	Describe the property that secures the claim: <div style="border: 1px solid black; padding: 5px;"> 129 Rosewood Dr. Monongahela, PA 15063 Washington County Market value determined by appraisal within the last 3 years. </div> As of the date you file, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Nature of lien. Check all that apply. <input type="checkbox"/> An agreement you made (such as mortgage or secured car loan) <input type="checkbox"/> Statutory lien (such as tax lien, mechanic's lien) <input type="checkbox"/> Judgment lien from a lawsuit <input checked="" type="checkbox"/> Other (including a right to offset)	\$6,706.47 \$250,000.00 \$0.00	
Who owes the debt? Check one. <input checked="" type="checkbox"/> Debtor 1 only <input type="checkbox"/> Debtor 2 only <input type="checkbox"/> Debtor 1 and Debtor 2 only <input type="checkbox"/> At least one of the debtors and another <input type="checkbox"/> Check if this claim relates to a community debt				
Date debt was incurred <u>2015-2022</u> Last 4 digits of account number <u>8200</u>				

2.10	Washington County Tax Claim Bureau <small>Creditor's Name</small> 100 West Beau Street Washington, PA 15301 <small>Number, Street, City, State & Zip Code</small>	Describe the property that secures the claim: <div style="border: 1px solid black; padding: 5px;"> 130 (CARROLL) VACANT AG LAND Monongahela, PA 15063 Washington County PARCEL NUMBER:130-006-00-00-0085-00 22 Acres. Market value determined by tax assessment. Debtor owns the mineral rights. </div> As of the date you file, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Nature of lien. Check all that apply. <input type="checkbox"/> An agreement you made (such as mortgage or secured car loan) <input type="checkbox"/> Statutory lien (such as tax lien, mechanic's lien) <input type="checkbox"/> Judgment lien from a lawsuit <input checked="" type="checkbox"/> Other (including a right to offset)	\$1,786.60 \$73,000.00 \$0.00	
Who owes the debt? Check one. <input checked="" type="checkbox"/> Debtor 1 only <input type="checkbox"/> Debtor 2 only <input type="checkbox"/> Debtor 1 and Debtor 2 only <input type="checkbox"/> At least one of the debtors and another <input type="checkbox"/> Check if this claim relates to a community debt				
Date debt was incurred <u>2018-2022</u> Last 4 digits of account number <u>8500</u>				

Debtor 1 **Faye L. Irey**

First Name

Middle Name

Last Name

Case number (if known)

23-22230

2.1
1 **Washington County Tax
Claim Bureau**

Creditor's Name

Describe the property that secures the claim:

\$1,350.20

\$49,600.00

\$0.00

**130 (CARROLL) VACANT AG LAND
Monongahela, PA 15063
Washington County
PARCEL
NUMBER:130-006-00-00-0083-02
14.172 ACRES
Value determined by tax
assessment.
Debtor owns mineral rights.**

As of the date you file, the claim is: Check all that apply.

☐ Contingent

☐ Unliquidated

☐ Disputed

Nature of lien. Check all that apply.

☐ An agreement you made (such as mortgage or secured car loan)

☐ Statutory lien (such as tax lien, mechanic's lien)

☐ Judgment lien from a lawsuit

☒ Other (including a right to offset)

Real estate taxes

Who owes the debt? Check one.

☒ Debtor 1 only

☐ Debtor 2 only

☐ Debtor 1 and Debtor 2 only

☐ At least one of the debtors and another

☐ Check if this claim relates to a community debt

Date debt was incurred **2018-2022**

Last 4 digits of account number **8302**

2.1
2 **Washington County Tax
Claim Bureau**

Creditor's Name

Describe the property that secures the claim:

\$2,334.61

\$36,000.00

\$0.00

**440 (MONONGAHELA 3RD W)
COMMERCIAL VACANT OR OBY
ONLY Monongahela, PA 15063
Washington County
440-016-00-01-0001-00
1.287 Acres
Market value determined by tax
assessment.**

As of the date you file, the claim is: Check all that apply.

☐ Contingent

☐ Unliquidated

☐ Disputed

Nature of lien. Check all that apply.

☐ An agreement you made (such as mortgage or secured car loan)

☐ Statutory lien (such as tax lien, mechanic's lien)

☐ Judgment lien from a lawsuit

☒ Other (including a right to offset)

Real estate taxes

Who owes the debt? Check one.

☒ Debtor 1 only

☐ Debtor 2 only

☐ Debtor 1 and Debtor 2 only

☐ At least one of the debtors and another

☐ Check if this claim relates to a community debt

Date debt was incurred **2018-2022**

Last 4 digits of account number **0100**

Debtor 1 **Faye L. Irey** Case number (if known) **23-22230**
 First Name Middle Name Last Name

2.1 **Washington County Tax** Describe the property that secures the claim: **\$795.22** **\$19,600.00** **\$0.00**
 3 **Claim Bureau**
 Creditor's Name

IREY INDUSTRIES INC.

PARCEL
NUMBER:130-006-10-03-0020-00
DISTRICT: 130 (CARROLL)
PROPERTY TYPE: VACANT
RESIDENTIAL LAND

Value determined by Tax
Assessment
DESCRIPTION: LOT 39
Value \$19,600.00
33%

100 West Beau Street
Washington, PA 15301

Number, Street, City, State & Zip Code

Who owes the debt? Check one.

- ☐ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☒ At least one of the debtors and another
☐ Check if this claim relates to a community debt

As of the date you file, the claim is: Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Nature of lien. Check all that apply.

- ☐ An agreement you made (such as mortgage or secured car loan)
☐ Statutory lien (such as tax lien, mechanic's lien)
☐ Judgment lien from a lawsuit

☒ Other (including a right to offset) **Real Estate Taxes**

Date debt was incurred **2019-2022** Last 4 digits of account number **2000**

Add the dollar value of your entries in Column A on this page. Write that number here:

\$214,068.43

If this is the last page of your form, add the dollar value totals from all pages.
 Write that number here:

\$214,068.43

Part 2: List Others to Be Notified for a Debt That You Already Listed

Use this page only if you have others to be notified about your bankruptcy for a debt that you already listed in Part 1. For example, if a collection agency is trying to collect from you for a debt you owe to someone else, list the creditor in Part 1, and then list the collection agency here. Similarly, if you have more than one creditor for any of the debts that you listed in Part 1, list the additional creditors here. If you do not have additional persons to be notified for any debts in Part 1, do not fill out or submit this page.

[] Name, Number, Street, City, State & Zip Code On which line in Part 1 did you enter the creditor? **2.1**
Hidden Valley Foundation Inc.
1900 S Ridge Drive Last 4 digits of account number ____
Hidden Valley, PA 15502

[] Name, Number, Street, City, State & Zip Code On which line in Part 1 did you enter the creditor? **2.5**
Ringgold School District
c/o Portnoff Law Associates, LTD. Last 4 digits of account number ____
2700 Horizon Drive, Suite 100
King of Prussia, PA 19406